

CHATEAU ELAN ESTATES - RULES AND REGULATIONS

(Revised 1/1/25)

Rules and Regulations, as revised, are hereby promulgated by the Boards of the five (5) HOAs located within the Chateau Elan Community, Covered Bridge at Chateau Elan Owners Association, Inc., Woodlands at Chateau Elan Owners Association Inc., Executive Estates at Chateau Elan Owners Inc., The Legends at Chateau Elan Owners Association Inc., Chateau Elan Country Estates Homeowners Inc. All previous versions are hereby replaced with the foregoing and shall be disregarded. These Rules and Regulations supplement the Covenants, Conditions and Restrictions for each HOA.

ENFORCEMENT

The collective Boards have empowered Chateau Elan Services Management (CESM), Thompson Mill Gate Staff and the CESM Committee, acting as a Covenant Committee, with the duty of enforcing these Rules and Regulations and to cite violators. It is the responsibility of all Residents to fully cooperate with CESM and the Thompson Mill Gate Staff in their discharge of this duty.

All information communicated through TEKWave, on behalf of any HOA Board or CESM, will be deemed effective notice to all Residents. This means that every homeowner or resident is responsible for knowledge of, and is subject to, any rules or announcements posted on TEKWave, and by extension to your respective email address or text notification. **Each homeowner shall ensure that the notifications in their TEKWave account are set to receive both text and email announcements.**

WARNINGS WILL NOT BE ISSUED

Fines are a Specific Assessment and are subject to late fees, interest, and/or suspension of RFIDs. Fines not paid by the date due will result in RFID suspension for the household and the imposition of late fees and/or interest.

Written appeals and/or request for hearing must be in writing within 15 days of the date the citation is postmarked. Appeals or requests for hearing should be sent to:

ggibson@chateauelan.net or mailed to
CESM - 6155 Golf Club Drive, Braselton GA 30517.

Appeals will be reviewed and decided by the CESM Committee. If a hearing is requested, you will be scheduled for the first Tuesday of the month, following your request. Hearings will NOT be rescheduled, failure to appear will act as a voluntary dismissal of the appeal and the fine will become due on that date.

DAMAGE TO CHATEAU ELAN ESTATES PROPERTY AND GATES

Owners are ultimately responsible for any damage to Chateau Elan property caused by themselves, any Resident in their household or their guests/vendors. CESM will try to collect directly from the vendor or guest provided the Owner, immediately upon receipt of the citation, provides CESM with contact information for said vendor or guest. However, if the guest or vendor fails to pay by the date due, the Owner will be held accountable as stated within these Rules and Regulations.

1. In the event of damage to Chateau Elan property, the owner responsible shall be ultimately responsible for the cost/time to repair the damage.
2. Anyone found tampering with the Traffic Hawk device will incur a fine of \$500.00 plus the cost of repair or replacement and may be subject to criminal prosecution.
3. Deliberate destruction or vandalism to property will result in a \$500.00 fine plus the cost of repair.
4. The minimum charge for hitting a gate is \$350.00, plus the cost of repair.

TRAFFIC VIOLATIONS

The streets within Chateau Elan are private property and speed detection monitors are used throughout the community. Operators of motor vehicles on Chateau Elan streets shall abide by all traffic rules, including the 25-MPH speed limit and all traffic signs.

1. ATV, 4 wheelers and dirt bikes are not permitted on Chateau Elan roads. \$100.00 fine.
2. Reckless driving is prohibited and will result in a \$500.00 fine for the first offense. Reckless driving is defined as operating a vehicle with "reckless disregard of persons or property" and will be strictly enforced. Examples include, but are not limited to, DUI, running stop signs, racing, passing of a moving vehicle, attempting to force a vehicle off of roadway and speeds more than 49 MPH. The CESM Committee will have the sole discretion to determine whether a particular incident constitutes reckless driving.
3. Driving over 25 MPH is prohibited. Speeding fines are as follows:
4. **\$100 – 35 mph to 40 mph**
5. **\$150 – 41 mph to 45 mph**
6. **\$300 – 46 mph to 49 mph**
7. **\$500- 50 mph+ (will also result in suspension of RFIDs for household)**
8. **Three speeding offenses (and all subsequent) in the same household within a calendar year, will result in suspension of RFIDs for 30 days.**
9. Citations for guests (not vendors) speeding will result in a citation to the Resident/Owner of the home that the guest is registered to. If the resident wishes to provide contact information for the offending guest, CESM will attempt to collect directly from the guest. Should the guest not pay by the date due, the Owner will be responsible for payment.
10. **FINES FOR TRAFFIC VIOLATIONS WILL DOUBLE FOR THE SECOND OFFENSE AND TRIPLE FOR THIRD AND SUBSEQUENT OFFENSES WITHIN A CALENDAR YEAR.**

VEHICLE PARKING

Residents shall use garages and driveways to full capacity, day or night. Overnight parking on Chateau Elan Streets is strictly prohibited. Citations begin at 2 a.m. and the fine is \$75.00 per occurrence.

UNMANNED GATE ACCESS AND VEHICLE REGISTRATION

RFIDs are issued for use by Residents for their convenience in accessing the property through the various unmanned entry gates. **All Homeowner/Resident vehicles must be registered with CESM, including passenger vehicles, golf carts, UTVs and motorcycles. Homeowner/Resident must notify CESM prior to the transferring of an RFID to another vehicle.** All Residents are responsible for making sure the vehicles listed in their TEKWave account are current and that all license plate numbers are listed for their vehicles.

In the event a Homeowner/Resident or a guest or vendor of the Homeowner/Resident hits a gate, the Homeowner/Resident must immediately report the incident to CESM by notifying the Thompson Mill Guardhouse, guard on duty.

1. Failure to register a vehicle, including golf carts and motorcycles will result in a \$100.00 fine.
2. Using an assigned RFID to open a gate for another vehicle is prohibited and will result in a \$100.00 fine per occurrence.
3. Transferring an RFID without immediately notifying CESM will result in a \$100.00 fine.
4. Piggybacking or allowing another vehicle to piggyback through a gate is prohibited and will result in a \$100.00 fine per occurrence.
5. Failure of a Resident to report hitting a gate will result in a \$100.00 fine per occurrence.
6. E-passes are to be sent separately to each visitor. Duplication of e-passes is prohibited and will result in a \$50.00 fine per occurrence.

PRIVATE GOLF CART REGISTRATION AND AGE REQUIREMENTS

All Golf Carts, UTVs and similar type vehicles must be registered with CESM

Golf carts, UTVs and similar type vehicles without working headlights and taillights will not be permitted on Chateau Elan streets after dusk. Headlights and taillights must be on while on Chateau Elan streets after dusk and until dawn. The number of passengers must not exceed the number of seats.

For the safety of minors and the community at large, the following age restrictions are enforced:

Children under 12 years of age are not permitted to drive golf carts within Chateau Elan.

12- to 14-Years-Old- Must be accompanied by parent or legal guardian.

15-Years-Old- Permitted to drive alone or with an adult only.

16–17-Years-Old- May operate golf carts, UTVs or similar type vehicles; shall hold a valid driver's license.

Night driving without lights: \$250.00

Failure to register/ registration stickers not visible: \$100.00.

First underage driving offense- \$250.00

All subsequent underage driving offenses- \$500.00 and suspension of RFID privileges for the household.

ILLEGAL DUMPING

Illegal dumping, anywhere within Chateau Elan is prohibited and will result in a \$500.00 fine plus the cost of clean-up and debris removal.

ABUSIVE OR DISRUPTIVE CONDUCT

The Boards are committed to providing a safe and orderly environment where guards, employees, CESM Committee members, and Board members can expect to carry out their respective duties without disruption, interference, harassment, or abuse. Responsible and respectful behavior by the residents and guests of Chateau Elan is essential to achieving this goal.

Abusive and/or disruptive conduct towards a guard, employee, CESM Committee member or a Board member is prohibited. Abusive or disruptive conduct shall mean the creation of a hostile environment by conduct or by threats, intimidation, verbal attacks, or abuse, including cyberbullying, that:

1. Has or would have the effect of unreasonably interfering with a guard, employee, CESM Committee member, or Board member performance of duties, or their mental, emotional, or physical well-being; or
2. Reasonably causes or would reasonably be expected to cause a guard, employee, CESM Committee member, or Board member to fear for his or her physical safety; or
3. Reasonably causes or would reasonably be expected to cause physical injury or emotional harm to a guard, employee, CESM Committee member, or Board member; or
4. Reasonably causes or would reasonably be expected to cause embarrassment or feelings of worthlessness guard, employee, CESM Committee member, or Board member; or
5. Seeks to instruct a guard, employee, CESM Committee member, or Board member on how to perform their duties for the purpose of personal gain or convenience, in a threatening, abusive or malicious manner; or
6. Seeks to demean a guard, employee, CESM Committee member or Board member by using foul language or name calling.

Such conduct shall include, but is not limited to, threats, intimidation, or abuse based on a person's race, color, weight, national origin, ethnic group, religion, religious practice, disability, sexual orientation, gender, or sex. For the purposes of this definition, the term "threats, intimidation or abuse" shall include verbal and non-verbal actions.

Fine for violation of this policy is \$250.00.

FIREWORKS

Fireworks will be allowed in Chateau Elan two days per year: New Year's Eve and 4th of July only.

New Year's Eve until 1 a.m.

4th of July until 10:30 p.m.

- Fireworks are to be ignited from your property only. Do not use streets or common areas anywhere in Chateau Elan.
- Any debris from fireworks needs to be cleaned up by noon on the following day. Please be sure to check streets and common areas near your home where debris might have blown.

FINE SCHEDULE

Unmanned Gate Access and Vehicle Registration

Failure to register a vehicle, including golf carts and motorcycles will result in a \$100.00 fine.
Unauthorized use of RFID or E-Pass/ Transferring of an RFID without notifying CESM- \$100.00
Damage to Chateau Elan Estates Property and Gates-Cost of repair, cost of service fee plus \$75.00.
Tampering with Traffic Hawk \$500.00 plus any cost of repair/replacement and criminal prosecution.
Deliberate vandalism/forcing gates open \$500.00 plus cost of repair.
Piggybacking or allowing another to piggyback through a gate-\$100.00
E-pass duplication- \$50.00 per occurrence.
Failure to report gate damage by a Resident-\$100.00

Traffic Violations

ATV, 4 wheelers, dirt bikes, and minibikes on Chateau Elan roads. \$100.00 fine.
Reckless driving- \$500.00- and 30-day suspension of RFIDs for the household
Speeding fines are as follows:

- a) \$100 – 35 mph to 40 mph
- b) \$150 – 41 mph to 45 mph
- c) \$300 – 46 mph to 49 mph
- d) \$500- 50 mph+ (will also result in 30-day suspension of RFIDs for household)
- e) Three *speeding* offenses and all subsequent, in a calendar year, will also result in suspension of household RFIDs for 30 days.

Citations for guests speeding (not vendors) will result in a citation to the Resident/Owner of the home that the guest is registered.

TRAFFIC VIOLATION FINES WILL DOUBLE FOR SECOND OFFENSE AND TRIPLE FOR THIRD AND SUBSEQUENT OFFENSES WITHIN A CALENDAR YEAR. Guest citations are excluded. Please see table below as an example using Speeding and Reckless Driving.

	Cited Speed (miles per hour)			
	35-40	41-45	46-50	Reckless Driving and/or 50+
1 st offense	\$100	\$150	\$300	\$500 and RFID suspension
2 nd offense	\$200	\$300	\$600	\$1000 and RFID suspension
3 rd offense	\$300	\$450	\$900	\$1500 and RFID suspension
4 th offense	\$400	\$600	\$1200	\$2000 and RFID suspension

Private Golf Cart Registration and Age Requirements

Night driving without lights: \$250.00
Failure to register/stickers not visible: \$100.00.
First underage offense- \$250.00
All subsequent underage offenses- \$500.00 and suspension of RFID privileges for the household

Miscellaneous

Overnight Parking on the street- \$75.00
Illegal Dumping- \$500.00 plus cost of clean-up and potential prosecution
Abusive Conduct-\$250.00